085.0	0007	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 864,100 / 864,100
					USE VALUE: 864,100 / 864,100
					ASSESSED: 864,100 / 864,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEMIRE MICHAEL J & MIKA
Owner 2:	
Owner 3:	
Street 1:	81 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEMIRE MICHAEL J/MIKA -
Owner 2:	-
Street 1:	81 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,880 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1885, having primarily Vinyl Exterior and 1976 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8880.000	383,200	400	480,500	864,100
Total Card	0.204	383,200	400	480,500	864,100
Total Parcel	0.204	383,200	400	480,500	864,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.30 | /Parcel: 437.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 54130
GIS Ref:
GIS Ref:
Insp Date: 11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	368,200	400	8,880.	480,500	849,100	849,100	Year End Roll	12/18/2019
2019	101	FV	301,400	0	8,880.	473,600	775,000	775,000	Year End Roll	1/3/2019
2018	101	FV	301,400	0	8,880.	363,800	665,200	665,200	Year End Roll	12/20/2017
2017	101	FV	301,400	0	8,880.	343,200	644,600	644,600	Year End Roll	1/3/2017
2016	101	FV	301,400	0	8,880.	315,700	617,100	617,100	Year End	1/4/2016
2015	101	FV	284,400	0	8,880.	295,200	579,600	579,600	Year End Roll	12/11/2014
2014	101	FV	284,400	0	8,880.	271,800	556,200	556,200	Year End Roll	12/16/2013
2013	101	FV	284,400	0	8,880.	271,800	556,200	556,200		12/13/2012

!6984!

PRINT

Date	Time
12/10/20	21:40:28

LAST REV

Date	Time
06/29/20	12:40:45
danam	
6984	

USER DEFINED

Prior Id # 1:	54130
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEMIRE MICHAEL	49775-80		7/13/2007		541,000	No	No		
	12100-260		10/28/1971		25,700	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2019	869	Window/S	180,000	O				
9/3/2014	1108	Solar Pa	8,500		9/3/2014			Install 16 panels
8/14/2014	976	Re-Roof	4,950		8/14/2014			Strip and re-roof.
2/7/2013	156	Manual	3,700	C				
8/17/2010	1006	Redo Bat	5,700					
12/10/2008	1493	New Wind	5,547					

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2020	Permit Visit	DGM	D Mann
11/8/2018	MEAS&NOTICE	HS	Hanne S
5/22/2013	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
11/24/2008	Meas/Inspect	336	PATRIOT
11/8/2000	Hearing N/C	189	PATRIOT
2/23/2000	Inspected	276	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8880		Sq. Ft.	Site		0	70.	0.77	6									480,478						480,500	

Total AC/HA: 0.20386 | Total SF/SM: 8880 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 480,478 | Spl Credit | Total: 480,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1885	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22408414
Const Adj.:	1.04989493
Adj $ / SQ:	167.071
Other Features:	83395
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470740
Depreciation:	87558
Depreciated Total:	383182

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

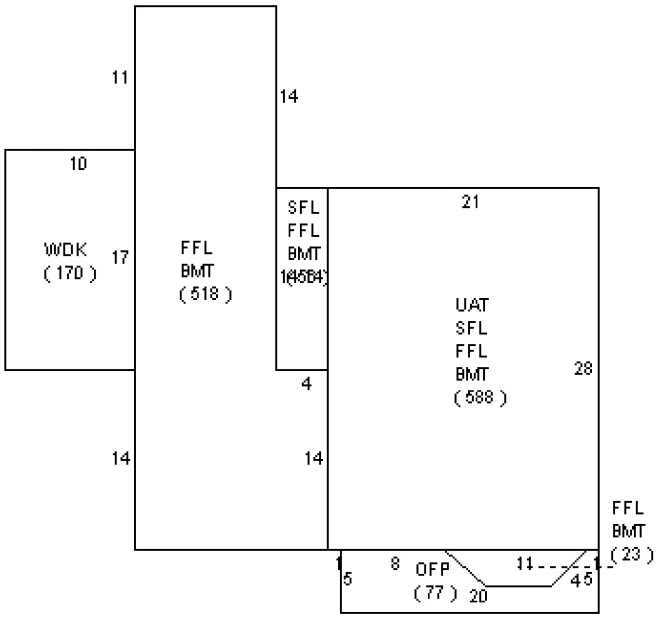
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.07
Special Features:	0	Val/Su Net:	112.44
Final Total:	383200	Val/Su SzAd	209.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,185	50.120	59,394
FFL	First Floor	1,185	167.070	197,979
SFL	Second Floor	644	167.070	107,594
WDK	Deck	170	12.480	2,121
UAT	Upper Attic	147	116.950	17,192
OFP	Open Porch	77	39.820	3,066

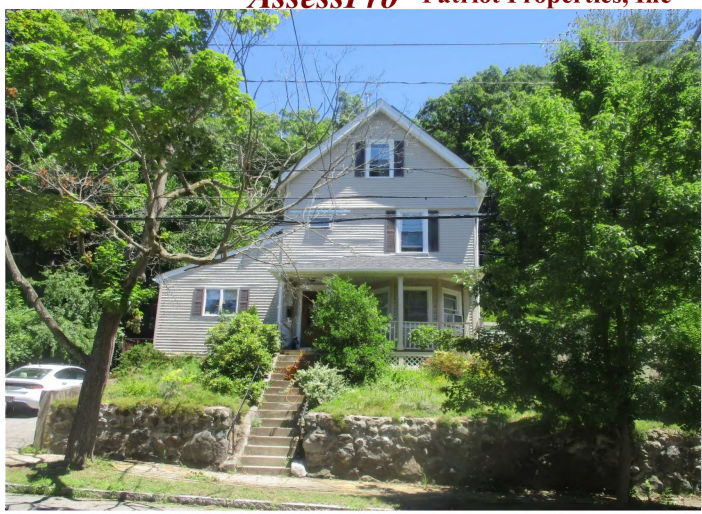
Net Sketched Area:	3,408	Total:	387,346
Size Ad	1829	Gross Are	3849	FinArea	1976
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8x10	A	AV	2005	6.00	T	11.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400